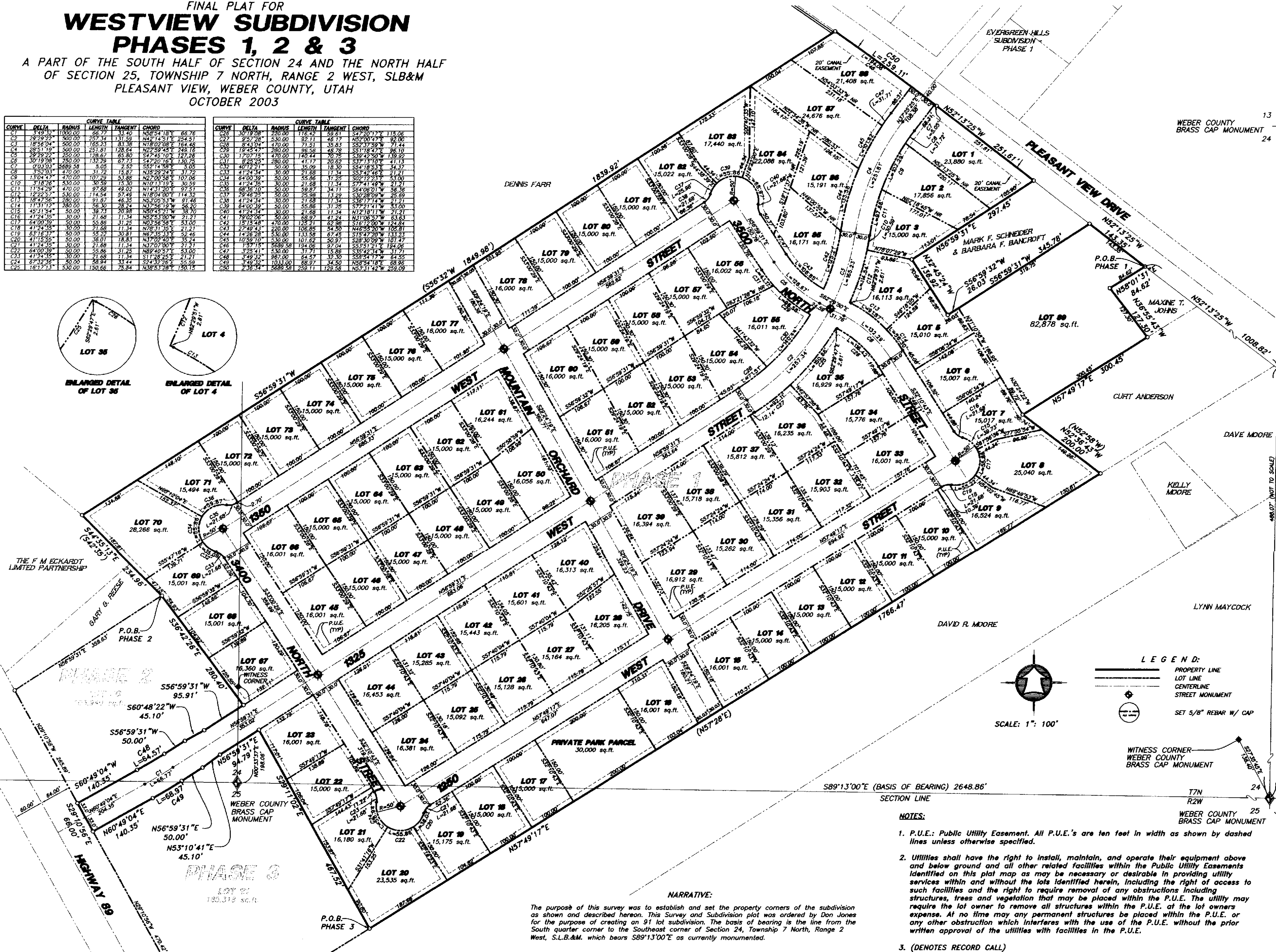
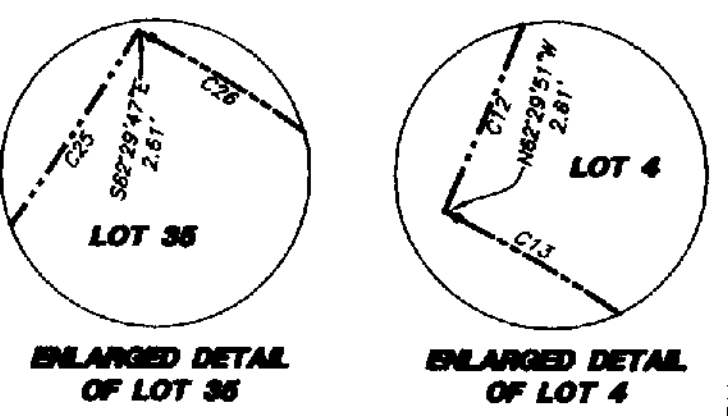


FINAL PLAT FOR WESTVIEW SUBDIVISION PHASES 1, 2 & 3

A PART OF THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M PLEASANT VIEW, WEBER COUNTY, UTAH
OCTOBER 2003

CURVE	DELTA	RADIUS	CHORD	TANGENT	CHORD
C1	3.1910	1000.00	66.77	11.47	115.06
C2	3.1910	1000.00	66.77	11.47	115.06
C3	3.1910	1000.00	66.77	11.47	115.06
C4	3.1910	1000.00	66.77	11.47	115.06
C5	3.1910	1000.00	66.77	11.47	115.06
C6	3.1910	1000.00	66.77	11.47	115.06
C7	3.1910	1000.00	66.77	11.47	115.06
C8	3.1910	1000.00	66.77	11.47	115.06
C9	3.1910	1000.00	66.77	11.47	115.06
C10	3.1910	1000.00	66.77	11.47	115.06
C11	3.1910	1000.00	66.77	11.47	115.06
C12	3.1910	1000.00	66.77	11.47	115.06
C13	3.1910	1000.00	66.77	11.47	115.06
C14	3.1910	1000.00	66.77	11.47	115.06
C15	3.1910	1000.00	66.77	11.47	115.06
C16	3.1910	1000.00	66.77	11.47	115.06
C17	3.1910	1000.00	66.77	11.47	115.06
C18	3.1910	1000.00	66.77	11.47	115.06
C19	3.1910	1000.00	66.77	11.47	115.06
C20	3.1910	1000.00	66.77	11.47	115.06
C21	3.1910	1000.00	66.77	11.47	115.06
C22	3.1910	1000.00	66.77	11.47	115.06
C23	3.1910	1000.00	66.77	11.47	115.06
C24	3.1910	1000.00	66.77	11.47	115.06
C25	3.1910	1000.00	66.77	11.47	115.06



SURVEYORS CERTIFICATE
I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of WESTVIEW SUBDIVISION PHASE 1, 2 & 3 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on a survey compiled from records in the Weber County Recorders Office, and of a survey made on the ground.
Signed this 07th day of March, 2004.
K. Greg Hansen
STATE OF UTAH

BOUNDARY DESCRIPTION PHASE 1
A PART OF THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE, SAID POINT BEING LOCATED NORTH 00°48'35" EAST 488.07 FEET ALONG THE EAST LINE OF SAID SECTION 24; RUNNING THENCE NORTH 52°13'25" WEST 1008.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24; RUNNING THENCE NORTH 52°13'25" WEST 143.35 FEET TO THE NORTHEASTLY PROPERTY CORNER OF THE MARK SCHNEIDER TRACT; THENCE ALONG SAID PROPERTY CORNER TO THE FOLLOWING THREE (3) COURSES: (1) SOUTH 56°59'31" WEST 345.78 FEET; (2) NORTH 32°45'24" WEST 136.92 FEET; (3) NORTH 56°59'31" EAST 297.45 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 52°13'25" WEST 251.60 FEET; (2) TO THE LEFT ALONG THE ARC OF A 5689.58 FOOT RADIUS CURVE A DISTANCE OF 259.11 FEET; CHORD BEARS NORTH 53°31'42" WEST 259.09 FEET TO GRANTORS NORTHERLY PROPERTY LINE; THENCE SOUTH 56°59'31" WEST 1839.92 FEET (SOUTH 56°59'31" WEST 1849.98 FEET RECORD) TO A POINT DESCRIBED OF RECORD AS BEING LOCATED 3 CHAINS NORTH AND 7.36 CHAINS FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 44°35'13" EAST (SOUTH 42°35' EAST RECORD) 234.96 FEET TO A POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 670.7 FEET AND SOUTH 47°52'00" WEST 310.6 FEET AND SOUTH 42°35'00" EAST 102.96 FEET FROM SAID SOUTH QUARTER CORNER; THENCE SOUTH 38°42'26" EAST 280.40 FEET; THENCE SOUTH 56°59'31" WEST 95.91 FEET; THENCE SOUTH 60°48'22" WEST 45.10 FEET; THENCE SOUTH 56°59'31" WEST 1839.92 FEET TO THE WESTERLY CORNER OF LOT 60, WESTVIEW SUBDIVISION PHASE 1, SAID POINT BEING LOCATED NORTH 00°33'37" EAST 384.94 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND NORTH 90°00'00" WEST 158.77 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24; RUNNING THENCE ALONG THE BOUNDARY OF SAID WESTVIEW SUBDIVISION PHASE 1 THE FOLLOWING (6) COURSES: (1) SOUTH 38°42'26" EAST 280.40 FEET; (2) SOUTH 56°59'31" WEST 95.91 FEET; (3) SOUTH 60°48'22" WEST 45.10 FEET; (4) SOUTH 56°59'31" WEST 50.00 FEET; (5) TO THE RIGHT ALONG THE ARC OF A 967.00 FOOT RADIUS CURVE A DISTANCE OF 64.57 FEET, CHORD BEARS NORTH 58°54'18" WEST 64.55 FEET; (6) SOUTH 60°48'22" WEST 140.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 89; THENCE NORTH 29°10'56" EAST 66.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 60°49'04" EAST 140.35 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 1033.00 FOOT RADIUS CURVE A DISTANCE OF 68.97 FEET, CHORD BEARS NORTH 58°54'18" EAST 68.96 FEET; THENCE NORTH 56°59'31" EAST 50.00 FEET; THENCE NORTH 53°10'41" EAST 45.10 FEET; THENCE NORTH 56°59'31" EAST 94.79 FEET; THENCE NORTH 29°11'02" EAST 487.52 FEET TO GRANTORS SOUTHERLY PROPERTY LINE; THENCE NORTH 57°49'17" EAST 1768.47 FEET (NORTH 57°49'17" EAST 1768.47 FEET RECORD) TO A POINT DESCRIBED OF RECORD AS BEING LOCATED 557.5 FEET NORTH AND 611.29 FEET NORTH 52°58'00" WEST AND SOUTH 57°28'00" WEST 464.8 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 52°36'43" WEST (NORTH 52°58' WEST RECORD) 200.00 FEET; THENCE NORTH 57°49'17" EAST 300.45 FEET; THENCE NORTH 36°55'43" WEST 127.30 FEET; THENCE NORTH 58°01'31" EAST 84.62 FEET TO THE POINT OF BEGINNING, CONTAINING 45.380 ACRES AND 89 LOTS.

BOUNDARY DESCRIPTION PHASE 2
A PART OF THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT ON THE WESTERLY CORNER OF LOT 60, WESTVIEW SUBDIVISION PHASE 1, SAID POINT BEING LOCATED NORTH 00°33'37" EAST 384.94 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND NORTH 90°00'00" WEST 158.77 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24; RUNNING THENCE ALONG THE BOUNDARY OF SAID WESTVIEW SUBDIVISION PHASE 1 THE FOLLOWING (6) COURSES: (1) SOUTH 38°42'26" EAST 280.40 FEET; (2) SOUTH 56°59'31" WEST 95.91 FEET; (3) SOUTH 60°48'22" WEST 45.10 FEET; (4) SOUTH 56°59'31" WEST 50.00 FEET; (5) TO THE RIGHT ALONG THE ARC OF A 967.00 FOOT RADIUS CURVE A DISTANCE OF 64.57 FEET, CHORD BEARS NORTH 58°54'18" WEST 64.55 FEET; (6) SOUTH 60°48'22" WEST 140.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 89; THENCE NORTH 29°10'56" EAST 66.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 56°59'31" EAST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.386 ACRES AND 1 LOT.

BOUNDARY DESCRIPTION PHASE 3
A PART OF THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT THE SOUTHERLY CORNER OF LOT 20, WESTVIEW SUBDIVISION PHASE 1, SAID POINT BEING LOCATED SOUTH 89°13'00" EAST 272.34 FEET ALONG THE SOUTH LINE OF SAID SECTION 24 AND SOUTH 00°00'00" EAST 295.25 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24; RUNNING THENCE SOUTH 57°49'17" WEST 389.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 89; THENCE NORTH 29°10'56" WEST 470.42 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY BOUNDARY OF WESTVIEW SUBDIVISION PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING (6) COURSES: (1) NORTH 60°49'04" EAST 140.35 FEET (2) TO THE LEFT ALONG THE ARC OF A 1033.00 FOOT RADIUS CURVE A DISTANCE OF 68.97 FEET, CHORD BEARS NORTH 58°54'18" EAST 68.96 FEET; (3) NORTH 56°59'31" EAST 50.00 FEET; (4) NORTH 53°10'41" EAST 45.10 FEET (5) NORTH 56°59'31" EAST 94.79 FEET; (6) SOUTH 29°11'02" EAST 487.52 FEET TO THE POINT OF BEGINNING, CONTAINING 4.254 ACRES AND 1 LOT.

OWNER'S DEDICATION
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract Westview Subdivision Phase 1, 2 & 3 and do hereby dedicate, grant and convey to Pleasant View, Utah all those parts or portions of said tract of land designed as streets the same to be used as public thoroughfares forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines or storm drainage facilities whichever is applicable as may be authorized by Pleasant View, Utah with no buildings or structures permitted within such easements, and also grant and dedicate to the Home Owners Association for Westview Subdivision all those parts or portions of said tract of land designated as a Private Park Parcel, the same to be used as specified in the CC&R's for the Lot Owners with said Home Owners Association, and also grant and dedicate to the North Ogden Canal Company a perpetual right and easement over, upon and under the lands designated on the plat as a 20 foot wide canal easement, the same to be used for the installation, maintenance and operation of an irrigation canal pipeline and appurtenances, with no buildings or structures permitted within such easements.

Signed this _____ day of _____, 2003.
MAR 30 2004
Weber County Surveyors

NORTH OGDEN CANAL COMPANY
This is to certify that the easements and improvement drawings associated with the canal realignment were duly approved and accepted by the North Ogden Canal Company.
Signed this _____ day of _____, 2003
Signature _____ Title _____

PLEASANT VIEW ENGINEER
I hereby certify that all applicable statutes and ordinances prerequisite to city engineer of the foregoing plat and dedications have been complied with.
Signed this _____ day of _____, 2003
Signature _____ Title _____

PLEASANT VIEW CITY ACCEPTANCE
This is to certify that this subdivision plat and the dedication of this plat were duly approved and accepted by the city council of Pleasant View City, Utah.
this _____ day of _____, 2003.
Mayor _____ Attest _____

PLEASANT VIEW PLANNING COMMISSION ACCEPTANCE
This is to certify that this subdivision plat was duly approved by the Pleasant View Planning Commission on the _____ day of _____, 2003.
Chairman, Pleasant View Planning Commission _____ City Attorney _____

PLEASANT VIEW CITY ATTORNEY
I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2003
City Attorney _____

ACKNOWLEDGMENT
State of Utah
County of Weber
On the _____ day of _____, 2003, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.
Commission Expires _____ Notary Public _____

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ COUNTY RECORDER BY _____ DEPUTY

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
558 North Main Brigham City, Utah 84302
762-3401 762-6872

03-115 03-115.dwg 05/14/03
REVISED 10/28/03